

City of Newark

*City Hall
920 Broad Street
Newark, New Jersey 07102*



Meeting Agenda - Final

SPECIAL MEETING

Tuesday, September 11, 2018

10:00 AM

Council Chamber

Municipal Council

*President Mildred C. Crump
Council Member Augusto Amador
Council Member Carlos M. Gonzalez
Council Member John Sharpe James
Council Member Joseph A. McCallum, Jr.
Council Member LaMonica R. McIver
Council Member Eddie Osborne
Council Member Luis A. Quintana
Council Member Anibal Ramos, Jr.*

Kenneth Louis, City Clerk

Kathleen Marchetti, Deputy City Clerk

CALL TO ORDER**STATEMENT ON OPEN PUBLIC MEETINGS ACT**

In accordance with New Jersey P.L. 1975, Chapter 231, Section 5, adequate notice of this meeting has been provided to the Star Ledger, the Jersey Journal and the public at large; establishing the date, time and location of this meeting, by posting on the designated bulletin board in City Hall and by filing with the Office of the City Clerk, the schedule of regular meetings and conferences of the Newark Municipal Council as adopted as 7R9-a on December 6, 2017. In addition, the agenda for this meeting was disseminated on September 7, 2018 at the time of preparation.

ROLL CALL

AGENDA RESOLUTION CODES PER DEPARTMENT

- 1 Administration**
- 2 Economic and Housing Development**
- 3 Engineering**
- 4 Finance**
- 5 Health and Community Wellness**
- 6 Law**
- 7 Mayor's Office**
- 8 Municipal Council and City Clerk**
- 9 Public Safety**
- 10 Public Works**
- 11 Recreation, Cultural Affairs and Senior Services**
- 12 Water and Sewer Utilities**

7. RESOLUTIONS

7R2 Economic and Housing Development

7R2-a(s) [18-0855](#) **Dept/ Agency:** Economic and Housing Development
Action: (X) Ratifying (X) Authorizing (X) Amending
Type of Service: Amending Resolution 7R2-g adopted on April 4, 2018 to change the designated declaration of the area in need of redevelopment from "Condemnation" to "Non-Condemnation."
Purpose: To amend the Resolution's designation of "Condemnation" to "Non-Condemnation."
List of Property:
(Address/Block/Lot/Ward)
94-120 Frelinghuysen Avenue/Block 2780/Lot 1/South Ward
Additional Information:

7R2-b(s) [18-1096](#) **Dept/ Agency:** Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Declaring an Area in Need of Redevelopment
Purpose: Designating area in need of redevelopment
List of Property:
(Address/Block/Lot/Ward)
33-47 Maple Avenue/Block 3712/Lot 1/South Ward
Additional Information:
Resolution 7R2-m (AS) adopted on April 24, 2018 authorized and directed the Central Planning Board to conduct a preliminary investigation

7R2-c(s) [18-1098](#) **Dept/ Agency:** Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Declaring an Area in Need of Redevelopment
Purpose: Designating study area as a Non-Condemnation Redevelopment Area as defined under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
List of Property:
(Address/Block/Lot/Ward)
268-272 Central Avenue/Block 398/Lot 1/Central Ward
Additional Information:
Resolution 7R2-h (AS) adopted on April 24, 2018 authorized and directed the Central Planning Board to conduct a preliminary investigation of 268-272 Central Avenue (Block 398, Lot 1) or any portions thereof as a Non-Condemnation Redevelopment Area

- 7R2-d(s) [18-1099](#) **Dept/ Agency:** Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Declaring an Area in Need of Redevelopment
Purpose: Designating area in need of redevelopment
List of Property:
(Address/Block/Lot/Ward)
292-306 Dr. Martin Luther King, Jr. Boulevard/Block 42/Lot 44.01/Central Ward
Additional Information:
Resolution 7R2-k (AS) adopted on April 24, 2018 authorized and directed the Central Planning Board to conduct a preliminary investigation
- 7R2-e(s) 18-1068 **Dept/ Agency:** Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Private Sale/Redevelopment
Purpose: Lease Property to Interim Redeveloper for use as a parking facility
Entity Name: 3J's Development Group, LLC
Entity Address: 500 Avenue P, Newark, New Jersey 07105
Sale Amount: \$12,000.00/month
Cost Basis: () \$ PSF (X) Negotiated () N/A () Other:
Assessed Amount: \$2,632,000.00
Appraised Amount: \$2,650,000.00
Contract Period: Effective Date of Interim Redevelopment Agreement through Closing or as otherwise provided in accordance with the terms of the Interim Redevelopment Agreement
Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS () Fair & Open () No Reportable Contributions () RFP () RFQ (X) Private Sale () Grant () Sub-recipient () n/a
List of Property:
(Address/Block/Lot/Ward)
646-696 Frelinghuysen Avenue Rear/Block 3782/Lot 109/South Ward
Additional Information:
This Interim Redevelopment Agreement is related to 7R2-c, adopted on April 4, 2018 (the original redevelopment agreement), and Legistar 18-1069 which allows for this Interim Redevelopment Agreement.

7R2-f(s) 18-1069

Dept/ Agency: Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Authorizing execution of a Release and Waiver of Lien Agreement with United States Environmental Protection Agency (USEPA)**Entity Name:** United States Environmental Protection Agency**Entity Address:** 290 Broadway, New York, New York 10007**Sale Amount:** Not Applicable**Cost Basis:** () PSF () Negotiated (X) N/A () Other:**Assessed Amount:** Not Applicable**Appraised Amount:** Not Applicable**Contract Period:** Not Applicable**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS

() Fair & Open () No Reportable Contributions () RFP () RFQ

() Private Sale () Grant () Sub-recipient (X) n/a

List of Property:**(Address/Block/Lot/Ward)**

646-696 Frelinghuysen Avenue/Block 3782/Lot 109/South Ward

Additional Information:

This legislation is related to Legistar 18-1068, which is the Interim Redevelopment Agreement, and 7R2-c, adopted on April 4, 2018, which is the Original Redevelopment Agreement.

7R2-g(s) 18-1235

Dept/ Agency: Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Demolish the property and combine it with the adjacent parcels for a veterans targeted housing project with parking.**Entity Name:** Domus Corporation**Entity Address:** 590 North 7th Street, Newark, New Jersey 07107**Sale Amount:** \$5,000.00**Cost Basis:** (X) \$2.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$157,600.00**Appraised Amount:** \$0.00**Contract Period:** To be commenced within three (3) months and be completed within twenty-four (24) months from the transfer of ownership by the City.**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
(X) Private Sale () Grant () Sub-recipient () n/a**List of Property:****(Address/Block/Lot/Ward)**

108 3rd Avenue/Block 526/Lot 10/Central Ward

Additional Information:

Total Square Footage = 2,500 X \$2.00 = \$5,000.00

Sale at prices set forth by Ordinance 6S&Fh adopted on April 7, 2004,
establishing the minimum sale price of City-owned properties

7R4 Finance

7R4-a(s) 18-1307

Dept/ Agency: Finance**Action:** () Ratifying (X) Authorizing () Amending**Purpose:** Approving Form of Sale of City-Secured Bonds**Amount to be Financed:** \$10,250,000.00**Source of Appropriation:** Bonds**Purchaser:** New Jersey Infrastructure Bank (NJIB)**Project Information:****(Description/ Project No./ Amount Appropriated/Ordinance No.)**

RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF NOT EXCEEDING \$10,250,000.00 QUALIFIED GENERAL OBLIGATION BONDS OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY, AND PROVIDING FOR THEIR SALE TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, PURSUANT TO THE STATE FISCAL YEAR 2019 NEW JERSEY WATER BANK FINANCING PROGRAM FOR FUNDING THE CITY'S QUEEN DITCH RESTORATION PROJECT

Additional Information:

7R4-b(s) 18-1308

Dept/ Agency: Finance**Action:** () Ratifying (X) Authorizing () Amending**Purpose:** Approving loan and escrow agreements for Queen Ditch Restoration Project**Amount to be Financed:** \$10,250,000.00**Source of Appropriation:** Bonds**Project Information:****(Description/ Project No./ Amount Appropriated/Ordinance No.)**

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF LOAN AGREEMENTS TO BE EXECUTED BY THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY AND EACH OF THE NEW JERSEY ENVIRONMENTAL INFRASTRUCTURE TRUST AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND FURTHER AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW AGREEMENT, ALL PURSUANT TO THE STATE FISCAL YEAR 2019 NEW JERSEY INFRASTRUCTURE BANK WATER BANK PROGRAM FOR FUNDING THE CITY'S QUEEN DITCH RESTORATION PROJECT

Additional Information:**ADJOURNMENT**

**KENNETH LOUIS
CLERK OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY**